

Department of Permitting and Inspections

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MEMORANDUM

To: The Design Advisory Board
From: Ryan Morrison, Associate Planner
RE: ZP21-0677CA; 184-186 North Winooski Ave
Date: April 13, 2021

File: ZP21-0677CA

Location: 184-186 North Winooski Ave

Zone: NMU **Ward:** 2C

Parking District: Multi Modal Mixed-Use

Date application accepted: February 16, 2021

Applicant/ Owner: North Winooski Avenue 184 LLC

Request: Demolish an existing garage structure and construct a new four unit apartment building, adding parking in demolished garage footprint.

Background:

- **ZP17-1080CA;** replacement garage siding, trim, doors and 2 new windows. May 2017.
- **ZP19-0147CA;** replacement door. August 2018.
- **ZP21-0147CA;** replace roof on porch. August 2020.
- **ZP21-0548CA;** after the fact window replacement: wood to vinyl. December 2020.

Overview: 184-186 North Winooski Ave currently contains a duplex building, 4 surface parking spaces, and a detached garage structure (proposed for demolition) shown to have 2 internal parking spaces and other interior storage. Neither the duplex building nor the detached garage are listed as historical structures. The proposal includes demolishing the garage structure and constructing a 3-story, four-unit apartment building. The applicant proposes 6 surface parking spaces to locate in the footprint of the demolished garage, and to retain 2 of the existing 4 parking spaces.

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

There are no important natural features at this location.

(b) Topographical Alterations:

There are no topographical alterations proposed. The property is relatively flat.

(c) Protection of Important Public Views:

Not applicable. There are no important public views on and around the property.

(d) Protection of Important Cultural Resources:

Not applicable. The existing duplex structure and detached garage are not listed as historic resources on either State or National Historic Listings.

(e) Supporting the Use of Renewable Energy Resources:

No part of the application will preclude the use of wind, water, solar, geothermal or other renewable energy resource.

(f) Brownfield Sites:

Not applicable. The property is not listed as a Brownfield Site.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

The applicant has submitted an Erosion Prevention and Sediment Control plan and a stormwater plan to the Stormwater Program Manager for review and approval.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

As proposed, entry doors will be covered by a canopy roof lining the north wall of the fourplex. Upper story porches will also be roofed. The site plan identifies a snow storage area in the side yard, beyond the edge of the parking area.

(h) Building Location and Orientation:

Neighboring structures along North Winooski Avenue vary between 2 story, 2 ½ story and 3 story buildings. Most rooflines along this stretch of the street are gabled. The proposed building will have a similar alignment to the street frontage with neighboring structures. This section calls out for buildings within a mixed-use area (which this property is) to provide sufficient space (optimally 12-15 feet) between the curblane and the building face to facilitate the flow of pedestrian traffic. The proposed building will be located approximately 14 ft from the street curb.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street.

As proposed, the fourplex building does not have a main entrance that is clearly identifiable from the public street, and it needs to. The vast majority of existing buildings along this stretch of North Winooski Avenue have street-facing entrances. This requirement is one that has been thoroughly incorporated in development review and upheld through both the Design Advisory Board and the Development Review Board and should be met through this proposal. The proposal does, however, include a direct pedestrian walkway from North Winooski Avenue to the apartment entrances on the building's side.

(i) Vehicular Access:

No change to the vehicular access off North Winooski Avenue is proposed. The driveway is shared with 190 North Winooski Avenue, which contains a duplex. Beyond the extent of 190 North Winooski Avenue's driveway use, the driveway continues to the rear of the subject property and to the parking area.

(j) Pedestrian Access:

No change is proposed to the pedestrian access to the existing duplex. Access to those two units are essentially right off the edge of the sidewalk. The new proposal will include a direct and unobstructed pedestrian path between the new fourplex building and the public sidewalk, as well as between the new structure and the parking area.

(k) Accessibility for the Handicapped:

The building inspector has jurisdiction over ADA requirements. By his direction and per Chapter 8 of the Burlington Code of Ordinances, 4 to 14 units must provide 1 accessible unit.

(l) Parking and Circulation:

The site plan identifies 8 surface parking spaces, with ample maneuvering area to back out of each space and leave the property in a forward manner. Because the property is in the Multimodal Mixed-Use Parking District, there are no longer any minimum parking requirements, so the new development technically doesn't require any new onsite parking. However, there is a maximum parking limit for the Multimodal Mixed-Use Parking District which limits parking spaces to *'100% of the minimum number of spaces required for the Shared Parking District for any given use as required in Table 8.1.8-1'*. For a duplex use and a multifamily use (3 or more units) in the Shared Parking District, parking is required at the rate of 2 spaces per unit and 1 space per unit, respectively. As a result, given the duplex use and the multifamily use (4 units), a maximum allowance of 8 onsite parking spaces is allowed.

(m) Landscaping and Fences

The site plan shows three new trees (unspecified species) to be installed, and one removed from within or directly adjacent to the new structure. A hedgerow is planned along the rear property line to screen half of the new parking area from view from the abutting property to the rear. Currently there is a tall hedgerow (approx. 15 ft in height) along the edge of the sidewalk in front of the new building footprint. The plans suggest that this hedgerow will be removed. Given the fourplex's proximity to the front property line/sidewalk, there is almost no room to install landscaping in front of the new building. The plans show an existing fence along the south property line, and a trash/recycling/compost enclosure that will presumably be fence in. No other fencing is proposed.

(n) Public Plazas and Open Space:

There is no requirement within the ordinance to provide a public plaza. The property will have lawn space between the new building and the rear parking area that will provide some outdoor enjoyment.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

The applicant proposes recessed light fixtures in the entrance canopy and on the covered second-story decks. The spec sheets provided indicate that the proposed fixtures comply with the lighting standards of Sec. 5.5.2 CDO.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

The elevation drawings show electric and gas meters, and what appear to be ground-mounted heat pump units, along the south wall. A trash/recycling/compost enclosure is shown in the northeast corner of the property, just to the side of the new parking row.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The plans include a street-level view of neighboring structures. The fronts of these structures range in height from 2 to 2 ½ stories in height, and it appears that some, in particular the adjacent structure to the south, have built third story additions in the rear. Given the height of the 3rd floor, the proposed building is almost more of a 3 ½ story building which will be placed immediately at the front of the property, in contrast to the existing nearby residential development. This results in a slight variation to the existing massing, height, and scale of neighboring residential development, particularly at the street edge.

2. Roofs and Rooflines.

Most structures along this section of North Winooski Avenue have gabled roofs with what appear to be consistent pitches. The roof on the new fourplex will be gabled with a pitch similar to that of other neighboring roofs (10:12).

3. Building Openings

A consistent window/door pattern is proposed throughout. The front and rear (west/east) elevations will each see a second floor covered deck with sliding door access. Windows will be appropriately installed on each floor. The sides (north/south) will see a consistent window pattern on each floor, with the three entry doors at the ground level.

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

Not applicable. There are no important public views on and around the property.

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. ..This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional façade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street level are particularly important in order to facilitate the flow of pedestrian traffic.

The front façade will offer a varied appearance with the window layout and second floor deck. However, the 3rd story elevation only offers two side-by-side casement windows, with the rest being a large blank wall. Additional openings or architectural features on this 3rd floor façade should be looked into. And as noted above, there appears to be no room to install decorative landscaping at the building's front.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

The proposal calls for metal siding on the majority of the building, with lap siding on much of the second floor (all sides), and also on the central portion of the third floor, north elevation. Asphalt shingles will be used for the roofing. The applicant proposes vinyl clad wood windows,

and aluminum clad wood doors. These materials are common in new construction and are durable.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

Any signs will require separate permitting.

(h) Integrate infrastructure into the building design:

See Section 6.2.2 (p), above.

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit.

New construction shall conform to all building and life safety code as defined by the building inspector and the fire marshal.

Items for the Board's consideration:

1. The lack of a clearly identifiable main entrance on the front wall facing North Winooski Avenue does not conform to this requirement in Sec. 6.2.2 (h). Would a single, street-facing entrance to the ground level apartment suffice, and thus warrant the other side entrances acceptable?
2. A 3-story (nearly 3 ½ story) front wall immediately adjacent to the sidewalk appears to be out of character with the massing, height and scale of nearby residential structures. Could the roof be lowered to lessen this towering structure, or the building setback further from the front property line?
3. Should additional windows or architectural features be added to the front facade of the third floor to break up the expansive blank wall?
4. Plans/elevations for the secure bike shelter and trash/recycling enclosure will be needed.